

Docket Item # 11
SPECIAL USE PERMIT #2002-0019

Planning Commission Meeting
May 7, 2002

ISSUE: Consideration of a request for a special use permit to add outdoor seating for a restaurant and for a parking reduction.

APPLICANT: Gustavo Erostequi

LOCATION: 1905 Mount Vernon Avenue
Los Amigos Restaurant

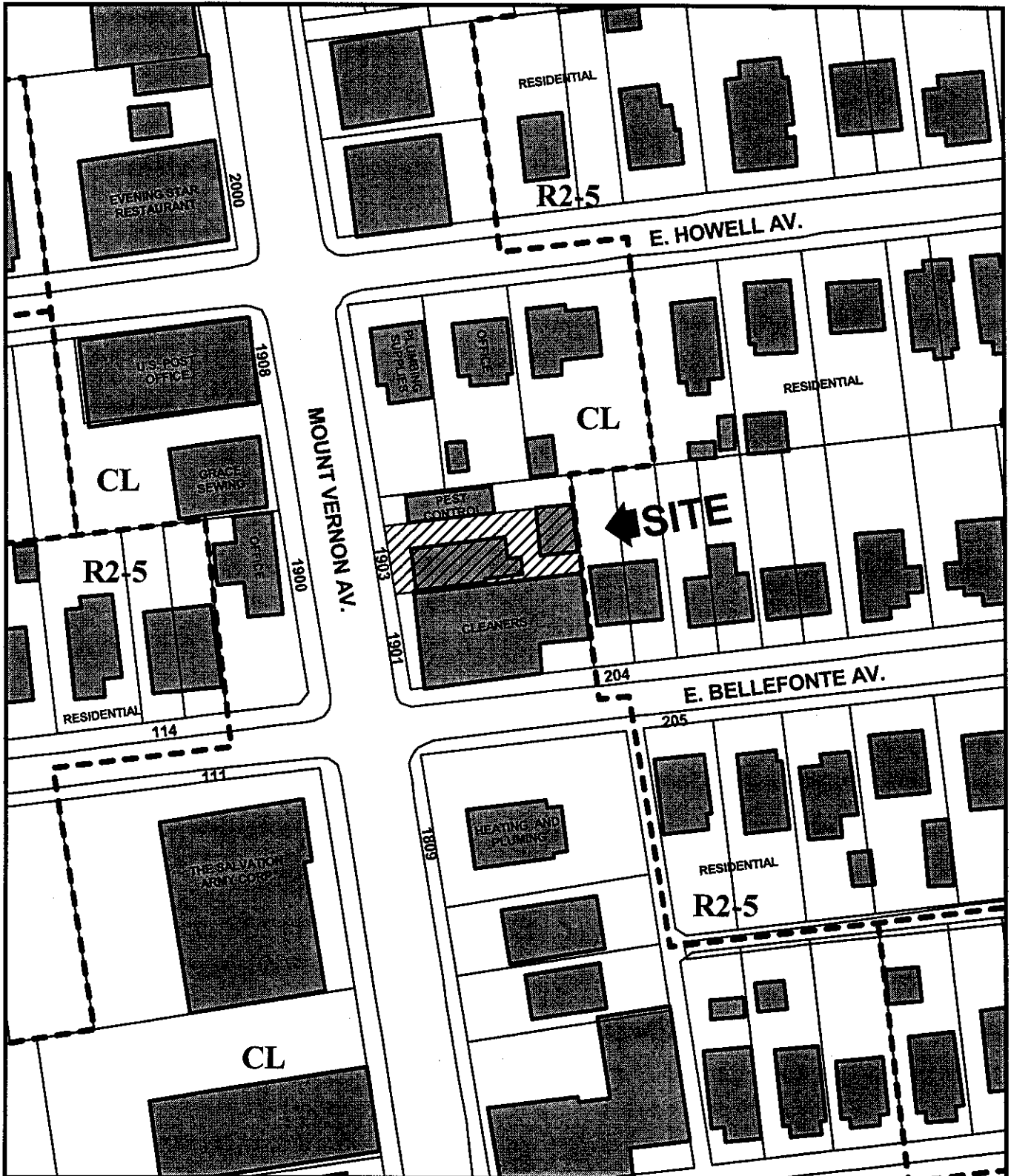
ZONE: CL/Commercial Low

PLANNING COMMISSION ACTION, MAY 7, 2002: On a motion by Mr. Komoroske, seconded by Ms. Fossum, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendation. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis.

Speakers:

Gustavo Erostequi, the owner of the restaurant, confirmed that the Salvation Army was working with its headquarters to put the parking arrangement in writing.



SUP #2002-0019

05/07/02



STAFF RECOMMENDATION:

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The special use permit shall be granted to the applicant or to any corporation in which the applicant has a controlling interest only. (P&Z) (SUP #1880)
2. **CONDITION AMENDED BY STAFF:** Outside dining facilities may be provided for no more than 12 persons within the driveway area. When outside dining facilities are provided:
 - (a) litter shall be picked up as it is generated, and
 - (b) the outside dining area shall be cleaned at the close of each day of operation. (P&Z)(T&ES)(SUP #1880) (P&Z)
3. **CONDITION AMENDED BY STAFF:** ~~That the hours during which the outdoor seating area is open to the public be restricted to between 11:00 AM and 7:30 PM, daily, (except Sunday). (P&CD)~~ The hours during which the restaurant is open to the public shall be restricted to between 11:00 a.m. and 10:00 p.m. Sunday through Thursday, and between 11:00 a.m. and 11:00 p.m. on Friday and Saturday. Hours of operation for the outdoor dining area shall be limited to between 11:00 a.m. to 10:00 p.m., daily. The outdoor dining area shall be cleared of all diners by 10:00 p.m. and the area cleaned and washed by 10:30 p.m.. (P&Z)
4. Food, beverages, or other material shall not be stored outside. (P&Z) (SUP #1880)
5. Trash and garbage shall be stored inside or in a dumpster. (P&Z) (SUP #1880)
6. Trash and garbage shall be collected daily or as needed when the business is open. (P&Z) (SUP #1880)
7. **CONDITION DELETED BY STAFF:** ~~That at least one (1) trash container be located in the parking area for the use of patrons, the container shall not be permitted to overflow, and the areas around it be kept clean. (P&Z)(SUP #1880)~~
8. **CONDITION DELETED BY STAFF:** ~~That one (1) standard City trash container be furnished to the City of Alexandria, for installation by the City on the adjacent public right-of-way. (P&Z)(SUP #1880)~~

9. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day, and more often if necessary, to prevent an unsightly and insanitary accumulation, on each day that the business is open to the public. (P&Z) (SUP #1880)
10. **CONDITION DELETED BY STAFF:** ~~That the applicant submit a plan showing the method of separating the dining area from the sidewalk, i.e., wrought iron, brick, etc. Plan is to be approved by the Director of Planning and Community Development prior to use the outside dining area. (P&Z)(SUP #1880)~~
11. **CONDITION DELETED BY STAFF:** ~~The hours of operation for outdoor seating shall be limited to 11:00 a.m. to 7:30 p.m. Monday through Saturday~~
12. **CONDITION DELETED BY STAFF:** ~~That area be fenced or divided off from the public sidewalk area so only access is from the building or an entrance next to the building. (T&ES)(SUP #1880)~~
14. **CONDITION ADDED BY STAFF:** All exterior signs and exterior architectural changes shall be reviewed by the Department of Planning and Zoning for compliance with the Mount Vernon Avenue Urban Design Guidelines. (P&Z)
15. **CONDITION ADDED BY STAFF:** Live entertainment shall be limited to the indoor dining facilities of the restaurant. (P&Z)
16. **CONDITION ADDED BY STAFF:** Meals ordered before the closing hour may be served, but no new patrons may be admitted and no alcoholic beverages may be served after the closing hour, and all patrons must leave by one hour after the closing hour. (P&Z)
17. **CONDITION ADDED BY STAFF:** Outdoor dining operations, including employee traffic, shall not encroach upon the city right-of-way. (T&ES) (P&Z)
18. **CONDITION ADDED BY STAFF:** The applicant shall provide off-street parking for employees who drive to work. (T&ES)
19. **CONDITION ADDED BY STAFF:** All loudspeakers shall be prohibited from the exterior of the building. (T&ES)

20. **CONDITION ADDED BY STAFF:** Exterior lighting shall be shielded to prevent glare onto nearby residential property. (T&ES)
21. **CONDITION ADDED BY STAFF:** Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers. (T&ES)
22. **CONDITION ADDED BY STAFF:** The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services. (T&ES)
23. **CONDITION ADDED BY STAFF:** The applicant shall obtain, at their expense, one Model SD-42 Bethesda Series litter receptacle for installation on the adjacent public right-of-way. Contact T&ES (703/838-4318) for information (T&ES).
24. **CONDITION ADDED BY STAFF:** The applicant shall maintain an arrangement for parking at the Salvation Army property as described in this report. (P&Z)
25. **CONDITION ADDED BY STAFF:** The applicant shall provide dumpster screening to the satisfaction of the Director of the Department of Planning and Zoning. (P&Z)
26. **CONDITION ADDED BY STAFF:** The Director of Planning and Zoning shall review the special use permit one year after the use becomes operational and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions, (b) the director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation, or (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

DISCUSSION:

1. The applicant, Gustavo Erostequi, requests special use permit approval for outdoor seating and for a parking reduction at an existing restaurant located at 1905 Mount Vernon Avenue.
2. The subject property is one lot of record with 57.3 feet of frontage on Mount Vernon Avenue, 112.3 feet of depth and a total lot area of 6,435 square feet. The restaurant building is a two-story converted single family home with an office occupying the upstairs. The restaurant shares the parcel with a pest management control business to the north with a shared driveway in between. There is an aluminum storage shed to the rear of the property. The restaurant building is a contributing structure in the Town of Potomac National Register Historic District.

To the south of the property is a laundry service, to the north is a hardware store, and to the rear is a semi-detached home. Across the street is a post office, a small market, and an office building with attached parking lot.

3. The applicant is requesting approval for 12 outdoor seats to be located at the north side of the main entrance in the driveway adjacent to the business. The 12 proposed seats will not be permanent in nature. The area will be set up everyday at 11:00 a.m. and taken down every day at closing. The seating area will measure 15 feet by 15 feet leaving a 1.5 foot pedestrian walkway along the northern side of the driveway for pedestrian access to the rear of the property. Employees will access the seating area directly from the kitchen door along the driveway and will not use the public sidewalk.

The applicant proposes an eight-foot-tall lattice wall be set up at the rear of the seating area and three-foot-tall planters at the front of the seating area. Both the lattice and the planters are on wheels and can easily be removed.

4. Los Amigos restaurant has been in business at this location for 22 years and serves Tex-Mexican cuisine. Its peak hours of business are generally dinner hours after five o'clock, but there will also be customers over the lunch hour. The hours of operation are 11:30 a.m. to 2:30 p.m. daily, 5:30 p.m. to 10:00 p.m. Sunday through Thursday, and 5:30 p.m. to 11:00 p.m. Friday and Saturday. The applicant is requesting the same operating hours for the proposed outdoor seating.
5. On April 12, 1986, City Council granted Special Use Permit #1880 for the expansion of the existing restaurant to include 12 outdoor seats at the front of the business. Since that time, the approved outdoor seating has been enclosed. The total number of seats that the restaurant currently has is 65.

6. In 2001, a complaint was filed that the restaurant had outdoor seating in the driveway without the proper permits. Staff informed the owner that a special use permit was required for any additional outdoor seating. The owner filed this application for a special use permit in an effort to comply with zoning requirements.
7. Under Section 8-200 (A) (8) of the zoning ordinance, a restaurant with 77 seats is required to provide 19 parking spaces. In this case, the restaurant has no on-site spaces, is unable to comply with the requirement, and has requested a parking reduction.

In support of the parking reduction, the applicant states that many of his employees utilize public transportation or walk to get to work. He also stated that the restaurant is a neighborhood serving business with many of the customers living or working in walking distance.

In addition, the applicant has an agreement with the Salvation Army, located on the southwest corner of the next intersection at 1804 Mount Vernon Avenue, for the use of their parking lot for customers of the restaurant. The arrangement allows patrons of Los Amigos restaurant to use any number of spaces at the Salvation Army parking lot during the operating hours of the restaurant. There are 32 open spaces and an additional four reserved spaces at the Salvation Army lot which are not fully utilized by the facility. The Salvation Army offices close at 3:00 p.m. and does not utilize the parking lot in the evening, which is the anticipated peak time for Los Amigos restaurant. The only exception to when patrons of Los Amigos can use the parking lot is when the Salvation Army has a special event. The Salvation Army told staff that special events are typically held up to twice a month.

Also, as part of the agreement, the Salvation Army has allowed Los Amigos to post a sign indicating that parking is available at the Salvation Army parking lot. Los Amigos restaurant agreed to remove the sign during Salvation Army events when parking is not available to restaurant patrons.

Staff confirmed the agreement with a representative from the Salvation Army and discussed the possibility of a written agreement for the parking arrangement. The Salvation Army is currently working with the organization's headquarters to put the parking agreement in writing.

8. Trash is collected in the early morning every Tuesday and Friday. The trash bin is situated behind the two businesses on the property and accessed from the driveway. The bin is currently not enclosed, however, the applicant has applied for a building permit to install a trash enclosure as suggested by staff (see attached drawing). Staff will continue to work with the applicant on the enclosure to ensure that it will enhance the site and is economical for the

applicant. Loading will occur twice a week between the hours of 8:00 a.m. and 11:00 a.m. utilizing the driveway adjacent to the restaurant.

9. Staff has spoken with the owner of the adjacent pest control business about potential conflict in use of the driveway who indicated that overall there was not a problem and that he could easily work out any conflicts with the owner of the restaurant.
10. The applicant does not anticipate excessive noise generated from the use except for what would be expected from patrons using the outdoor dining area. The applicant is requesting live entertainment indoors consisting of a harp and guitar player, but is not requesting live entertainment for the outdoor seating area.
11. The applicant has a license to sell beer and wine and mixed drinks on the premises only.
12. Zoning: The subject property is located in the CL zone. Section 4-103 of the zoning ordinance allows a restaurant in the CL zone only with a special use permit.
13. Master Plan: The proposed use is consistent with the Potomac West small area plan chapter of the Master Plan which designates the property for commercial use.

STAFF ANALYSIS:

Staff supports the proposed 12 outdoor seats located at 1905 Mount Vernon Avenue at Los Amigos Restaurant. It is already a neighborhood serving use. The addition of outdoor seating will provide a lively streetscape and encourage pedestrian presence along the avenue.

Although on-site parking is not available, the applicant has arranged for off-site parking for patrons of the restaurant at the Salvation Army. In addition, the applicant indicated that many of the employees of the restaurant take public transportation to work and many of his customers are within walking distance. Staff finds that the parking needs of Los Amigos restaurant will be met without causing significant impacts to the adjacent neighborhood.

The proposed outdoor seating at Los Amigos blocks access to the driveway between 11:00 a.m. and 10:00 p.m.. However, it will not create a conflict for needed vehicular access, including loading and unloading and trash pick-up. These activities are scheduled during the morning hours prior to setting up the seating area. Once the seating is set up, the driveway is not needed for vehicular circulation. Since there is no conflict between the schedules of the vehicular demands of the driveway and the outdoor seating proposal, staff finds the proposal to be a creative solution to enhancing the business and Mount Vernon Avenue.

Staff does recommend the installation of screening for the garbage dumpster located toward the rear of the property. It currently sits in front of the aluminum shed, is visible from the right-of-way and could be particularly visible from the proposed outdoor seating area through the mobile lattices. Dumpster screening is a low-cost investment that would greatly improve the appearance of the property and the quality of the outdoor seating environment. The applicant was enthusiastic about staff's suggestion and has applied for a building permit to install the recommended trash enclosure.

Staff also recommends that the outdoor seating area be closed at 10:00 p.m. with the area to be cleaned by 10:30 p.m., despite the applicant's request to stay open until 11:00 p.m.. The earlier time is consistent with other restaurants along Mount Vernon Avenue, and important because of their close proximity to residential uses. Other restaurants with outdoor seating required to close at 10:00 p.m. include Evening Star and the restaurant located at 1501 Mount Vernon Avenue recently approved by City Council.

Los Amigos is a long time, neighborhood serving business in the area. Staff recommends approval of its request for additional outdoor seating subject to the conditions and recommendations of this permit.

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;
Barbara Ross, Deputy Director;
Valerie Peterson, Urban Planner.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

- C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.
- F-1 This restaurant has operated for many years without complaint or concerns related to lack of on-site parking or noise. T&ES has no objections to the request for additional seats for outdoor dining.
- R-1 Outdoor dining operations shall not encroach upon the city right-of-way.
- R-2 The applicant shall provide off-street parking for employees who drive to work.
- R-3 All loudspeakers shall be prohibited from the exterior of the building.
- R-4 Exterior lighting shall be shielded to prevent glare onto nearby residential property.
- R-5 Kitchen equipment shall not be cleaned outside, nor shall any cooking residue be washed into the streets, alleys or storm sewers.
- R-6 The applicant shall control cooking odors, smoke and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation & Environmental Services.
- R-7 Applicant shall obtain, at their expense, one Model SD-42 Bethesda Series litter receptacle for installation on the adjacent public right-of-way. Contact T&ES (703/838-4318) for information.

Code Enforcement:

- C-1 A new fire prevention code permit is required for the changes to the proposed operation. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application.
- C-2 Required exits, parking, and accessibility for persons with disabilities must be provided to the building.
- C-3 A rodent control plan shall be submitted to this office for review and approval prior to occupancy. This plan shall consist of the following:
 - (a) Measures to be taken to control the placement of litter on-site and the trash storage and pickup schedule.
 - (b) How food stuffs will be stored on-site.
 - (c) Rodent baiting plan.

Health Department:

- C-1 An Alexandria Health Department Permit is required for all regulated facilities. This facility is currently operating as Los Amigos under health permit #16F-24-1 issued to Nelson and Nelson, Incorporated.
- C-2 Food must be protected to the point of service.
- C-3 If changes to the facility are to be done, five sets of plans must be submitted to and approved by this department prior to construction. Plans must comply with the Alexandria City Code, Title 11, Chapter 2, Food and Food Establishments. There is a \$135.00 fee for review of plans for food facilities.
- C-4 Permits or approval must be obtained prior to use of new area(s).
- C-5 This facility must comply with the Alexandria City Code, Title 11, Chapter 10, Smoking Prohibitions both indoors and at the outside dining areas.
- C-6 Certified Food Managers must be on duty during all hour of operation.
- C-7 Provide a menu or list of foods to be handled at this facility to the Health Department prior to opening.

Police Department:

- F-1 Concur.

NP
APPLICATION for SPECIAL USE PERMIT # 2002-0019

[must use black ink or type]

PROPERTY LOCATION: 1905 Mt. Vernon Ave. Alexandria, VA. 22301

TAX MAP REFERENCE: 34.04-10-25 ZONE: CL

APPLICANT Name: GUSTAVO EROSTEGUI

Address: 4015 DAKOTA Ct. Alex. VA. 22312

PROPERTY OWNER Name: THEODORE DODD

Address: 2803 CAMELON MILLS Rd.

PROPOSED USE: OUT DOOR RESTAURANT SEATING

Expansion to an existing restaurant - add outdoor seating. (LOS AMIGOS RESTAURANT)

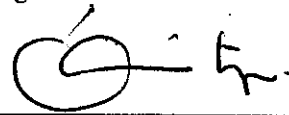
THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Gustavo EROSTEGUI

Print Name of Applicant or Agent



Signature

4015 DAKOTA Ct.

Mailing/Street Address

703 549-7008

Telephone #

Fax #

Alex. VA. 22312

City and State

Zip Code

Feb. 8 - 2002

Date

===== DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY =====

Application Received: _____ Date & Fee Paid: _____ \$ _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

PARKING REDUCTION SUPPLEMENTAL APPLICATION

Supplemental information to be completed by applicants requesting special use permit approval of a reduction in the required parking pursuant to section 8-100(A)(4) or (5).

1. Describe the requested parking reduction. (e.g. number of spaces, stacked parking, size, off-site location)

The restaurant does not have parking
space on the premises. 60% of our
employees use public transportation

2. Provide a statement of justification for the proposed parking reduction.

In the restaurant block there are 13
public parking spaces, we also have an
agreement with the Salvation Army
to use their parking lot located across the street

3. Why is it not feasible to provide the required parking?

70% of our customers live within
walking distance.

4. Will the proposed reduction reduce the number of available parking spaces below the number of existing parking spaces? ☐ Yes. ☐ No.

5. If the requested reduction is for more than five parking spaces, the applicant must submit a Parking Management Plan which identifies the location and number of parking spaces both on-site and off-site; the availability of on-street parking, any proposed methods of mitigating negative affects of the parking reduction.

6. The applicant must also demonstrate that the reduction in parking will not have a negative impact on the surrounding neighborhood.

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All applicants must complete this form. Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is (check one) ☐ the Owner ☐ Contract Purchaser
☒ Lessee or ☐ Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

GUSTAVO GONZALEZ-4015 DAKOTA CT Alex. VA. 22312 50% owner
NELSON PEREZ-1903 Mt. Vernon Ave. Alex. VA. 22301 50% owner

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- ☐ Yes. Provide proof of current City business license
☐ No. The agent shall obtain a business license prior to filing application, if required by the City Code.
2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 8½" x 14" or smaller. Twenty-four copies are required for larger plans or if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan Package is required.

NARRATIVE DESCRIPTION

4. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. (Attach additional sheets if necessary)

This request is to add outdoor seating for 12 restaurant patrons. The hours of operation will be 11:30 a.m. to 11:00 p.m.

The seating area will be at the north side of the main entrance of the restaurant in a private lot for the use of Los Amigos Restaurant. Planters will surround the back and the front of the seating area. The back will be an 8-foot tall lattice screen and the front will use a 3-foot high planter. The planters will be on wheels and will be rolled into the alley after hours of operation.

The six tables and 12 chairs will be covered with patio umbrellas and the tables will be covered with plastic tablecloth. One additional waiter and one bus boy will be assigned to the outside café.

(across the street.)
A verbal agreement with the Salvation Army[↑] allows our clients to park in their parking lot after 5 p.m.

The use of this outside area will not generate any noise other than the level and tone of normal conversation.

Plenty of plants and paintings will serve as decoration.

All these arrangements will compliment the look that Mt. Vernon Ave has acquired with its already present cafes and restaurants where people have been enjoying outdoor dining in the spring and summer.

It is important for us to obtain this permit in order to help our business improve after the hit our economy has taken.

USE CHARACTERISTICS

4. The proposed special use permit request is for: (check one)

☐ a new use requiring a special use permit,

☐ a development special use permit,

☒ an expansion or change to an existing use without a special use permit,

☒ expansion or change to an existing use with a special use permit,

☐ other. Please describe: _____

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift).

12 PEOPLE from 11:30 AM. TO 11:00 PM.

B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).

TWO EMPLOYEES ON OPERATION HOURS.

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

Monday to Sunday

Hours:

11:30 AM. TO 11:00 PM.

7. Please describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Very Low From PATRONS.

B. How will the noise from patrons be controlled?

THE PLANTERS AND FLOWERS WILL DO IT

8. Describe any potential odors emanating from the proposed use and plans to control them:

NONE

9. Please provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

NONE

B. How much trash and garbage will be generated by the use?

NONE

C. How often will trash be collected?

TWICE A WEEK

D. How will you prevent littering on the property, streets and nearby properties?

INSTALLING A TRASH CAN

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10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

12. What methods are proposed to ensure the safety of residents, employees and patrons?

STANDARD

ALCOHOL SALES

13. Will the proposed use include the sale of beer, wine, or mixed drinks?

☒ Yes. ☐ No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

ON PREMISES sale of BEER - WINE & MIXED DRINKS
- NO CHANGES. -

PARKING AND ACCESS REQUIREMENTS

14. Please provide information regarding the availability of off-street parking:

- A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

- B. How many parking spaces of each type are provided for the proposed use:

4 Standard spaces

_____ Compact spaces

_____ Handicapped accessible spaces.

_____ Other.

- C. Where is required parking located? ☐ on-site ☒ off-site (check one)

If the required parking will be located off-site, where will it be located:

SALVATION ARMY ACROSS THE STREET

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

15. Please provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? _____

- B. How many loading spaces are available for the use? 2

- C. Where are off-street loading facilities located? None

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D. During what hours of the day do you expect loading/unloading operations to occur?

8:00 A.M. TO 11:00 A.M.

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

TWICE A WEEK

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

STREET ACCESS IS ADEQUATE

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? ☐ Yes ☒ No

Do you propose to construct an addition to the building? ☐ Yes ☒ No

How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be?

15 x 20 sq. ft. (existing) + _____ sq. ft. (addition if any) = _____ sq. ft. (total)

19. The proposed use is located in: (check one)

☐ a stand alone building ☐ a house located in a residential zone ☐ a warehouse

☐ a shopping center. Please provide name of the center: _____

☐ an office building. Please provide name of the building: _____

☐ other, please describe: PRIVATE LOT FOR THE USE OF LOS AMIGOS REST.

RESTAURANT SUPPLEMENTAL APPLICATION

All applicants requesting special use permit approval for restaurants shall complete the following section. Applicants requesting approval of a special use permit for a restaurant in Old Town shall complete the SUPPLEMENTAL INFORMATION FOR RESTAURANTS IN OLD TOWN section and submit the required parking management plan and litter reduction plan.

Please provide the following information:

1. How many seats are proposed?

At tables: 12 At a bar: _____ Total number proposed: 12

2. Will the restaurant offer any of the following?

YES alcoholic beverages YES beer and wine (on-premises)
NO beer and wine (off-premises)

3. Please describe the type of food that will be served:

TEX-MEX

4. The restaurant will offer the following service (check items that apply):

X table service _____ bar X carry-out _____ delivery

5. If delivery service is proposed, how many vehicles do you anticipate? _____

Will delivery drivers use their own vehicles? ____ Yes. ____ No.

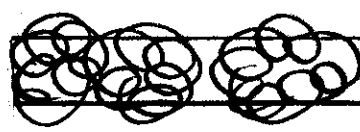
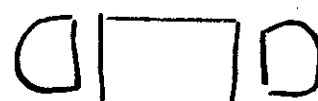
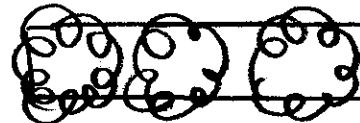
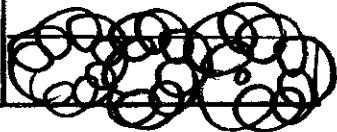
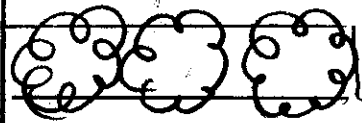
6. Will the restaurant offer any entertainment (i.e. live entertainment, large screen television, video games)? X Yes. ____ No.

If yes, please describe: HARP & GUITAR PLAYER IN SIDE

22

Los Amigos Rest.

DRIVE WAY



LOS AMIGOS
Restaurant.

Cafe
1905

1907

Bellefonte

Mt. Vernon Ave.

SUP 2002-0019

SUP 2002-0019

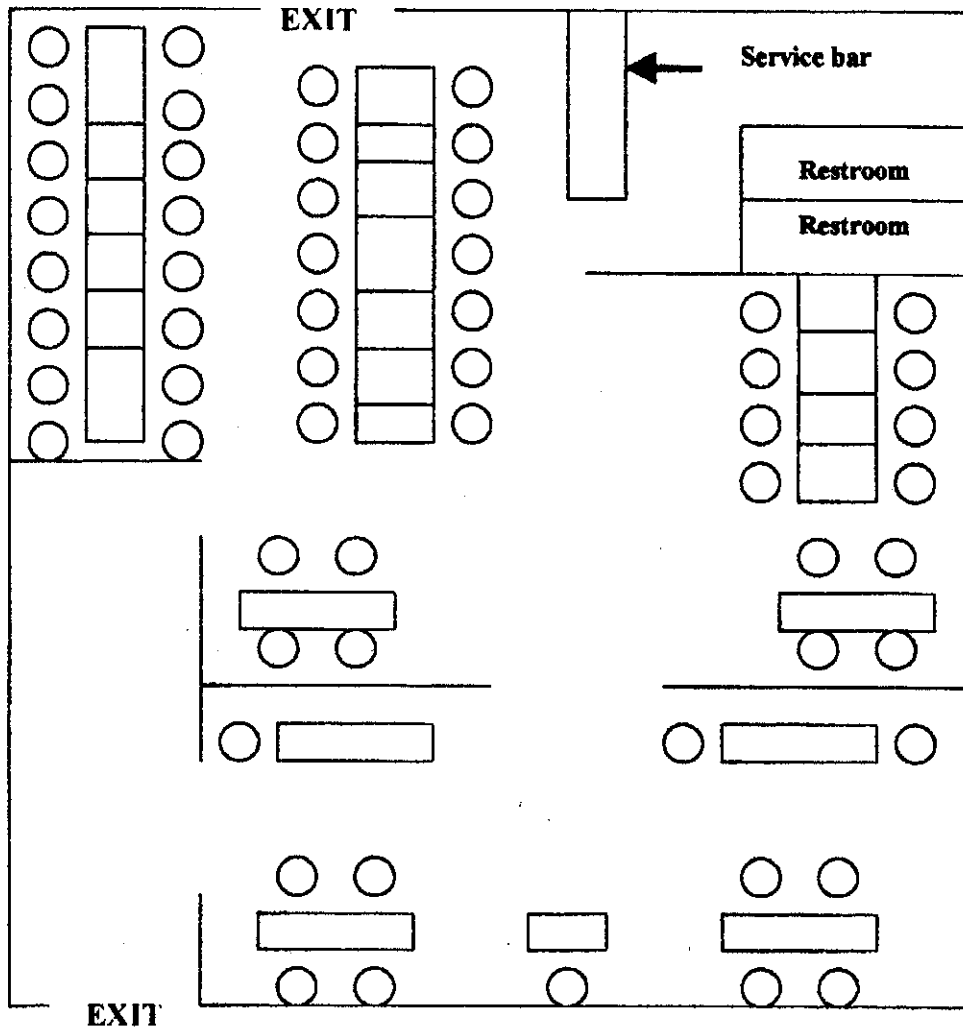


**ALEXANDRIA FIRE AND EMS DEPARTMENT
CODE ENFORCEMENT
4100 KING STREET
ALEXANDRIA, VIRGINIA 22311**

Public Assembly Egress Plan

Name: **LOS AMOGOS RESTURANT**
Address: **1905 Mount Vernon Avenue**

Phone:

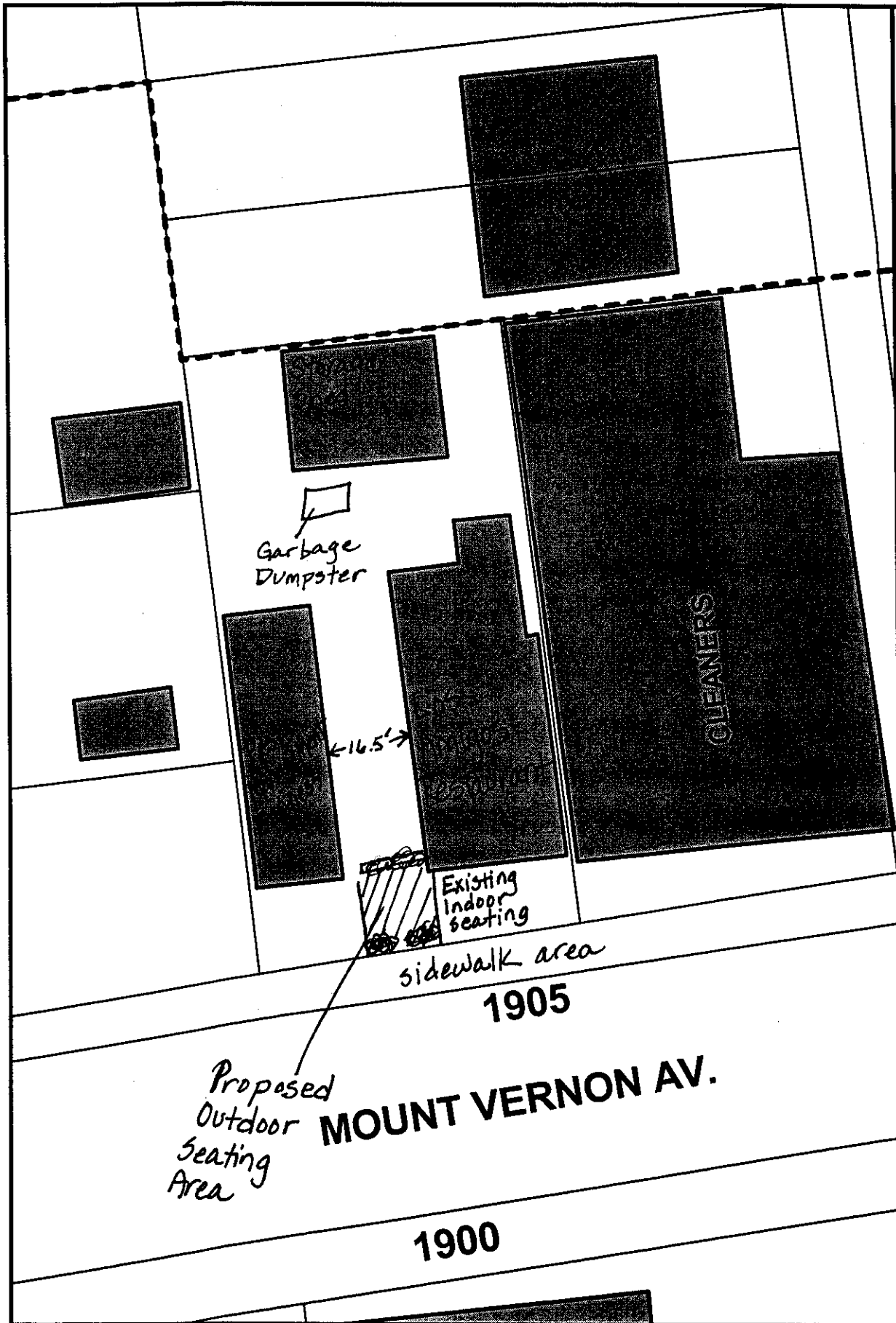


OCCUPANT LOAD: **65 Persons**

TYPE OF SEATING: **Table and Chairs**

ASSEMBLY EGRESS PLAN

☒ APPROVED
☐ APPROVED AS NOTED
☐ DISAPPROVED / REJECTED
DATE **12/07/2000**
M. J. [Signature]
ALEXANDRIA FIRE MARSHAL



05/07/02

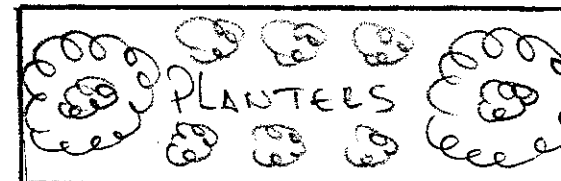
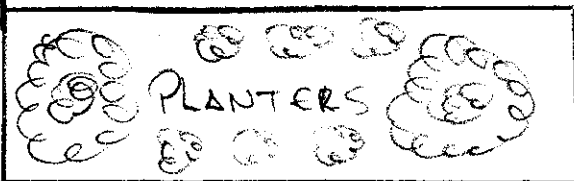
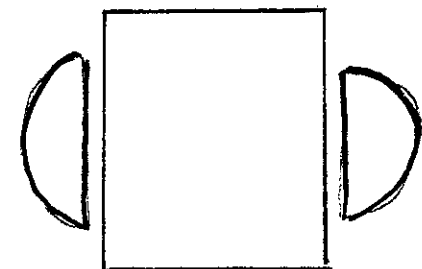
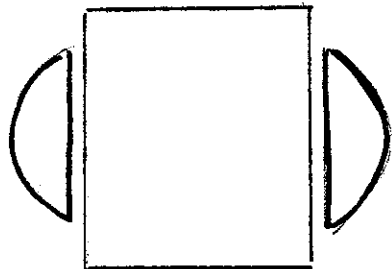
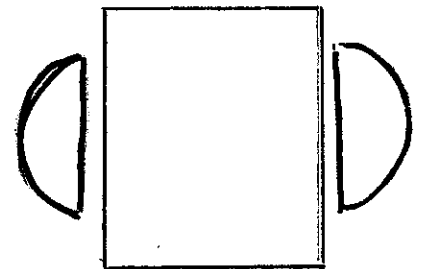
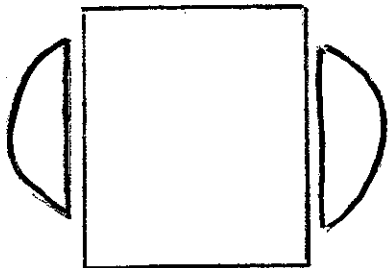
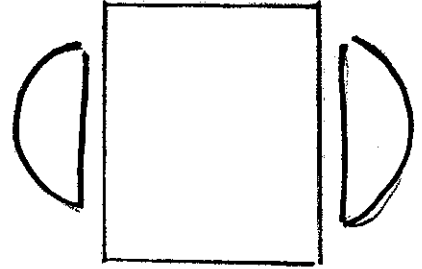
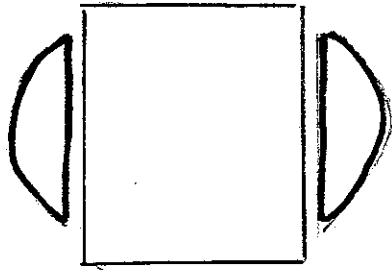
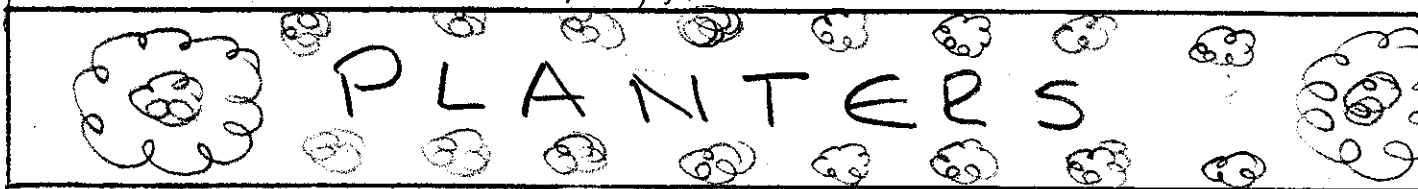
SUP #2002-0019



PROPOSED OUTDOOR SEATING AREA

SUP 2002-0019

15 ft.



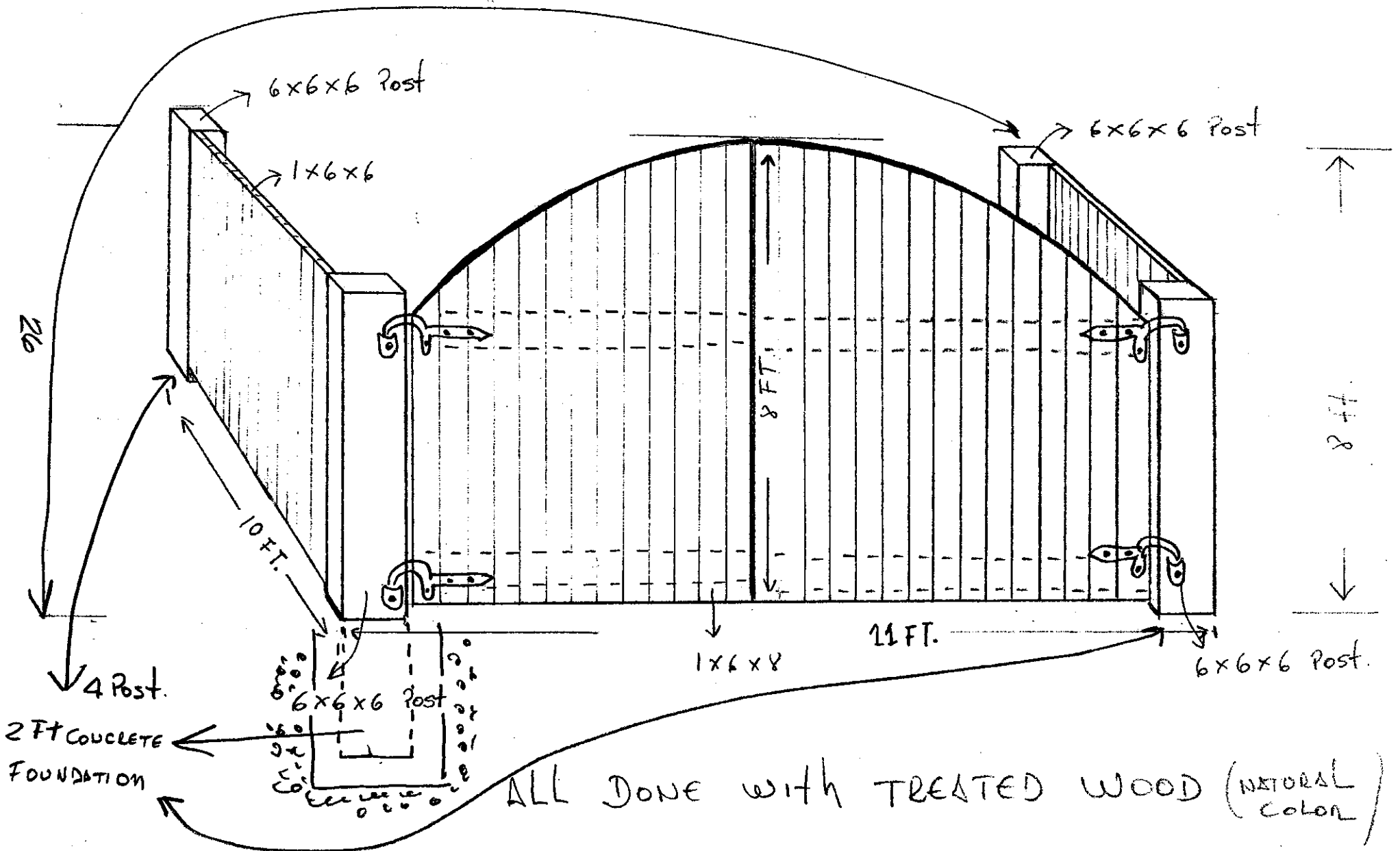
25
MT. VERNON AVE.

1905 Mt. Vernon Ave.

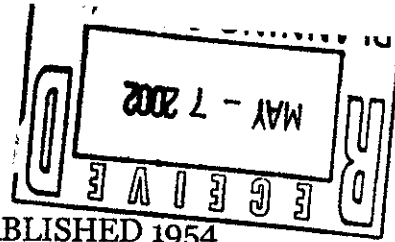
4/23/02
DATE

Valerie Peltus
DIRECTOR OF PLANNING

DUMPSTER ENCLOSURE



THE DEL RAY CITIZENS ASSOCIATION



P.O. BOX 2233

ALEXANDRIA, VIRGINIA 22301

ESTABLISHED 1954

To: Honorable Members of City Council
Members of Alexandria Planning Commission
Eileen Fogarty, Director, Office of Planning and Zoning

From: Amy Slack, Land Use Committee Co-Chair
Sarah Haut, Land Use Committee Co-Chair
Bill Hendrickson, President

Date: April 17, 2002

Subject: SUP#2002-0019, 1905 Mt. Vernon Ave. Consideration of a request for a special use permit for an expansion to Los Amigos Restaurant (Outdoor Seating) and Parking Reduction

The applicant attended the DRCA Land Use Committee meetings on April 9, 2002 and discussed the application to the Committee. The applicant wishes to provide outdoor seating for up to 12 patrons in the driveway adjacent to the building. The applicant proposes to use 8-foot high lattice-screen planters at the back of the area and 3-foot high planters at the front of the area to improve the appearance of the seating area and to help cut down on noise. The planters will be on wheels and will be rolled into the alley after hours of operation. The applicant has a verbal agreement with the Salvation Army to allow the use of 15 spaces in its lot after 5:00 PM. The additional seating restaurant seating will increase the total number of patrons from 60 to 72 and the applicant requests approval for a parking reduction of three spaces. The applicant has posted a sign indicating the availability of parking.

A committee member discussed the SUP application details with the adjacent business owner at 1907 Mt. Vernon Avenue. The owner stated that he uses the driveway to access the rear of his building occasionally in the morning. He supports the SUP provided that all planters, tables, and chairs are removed so that he has access to the driveway during the morning hours (8:00 am to 10:00 am).

The Land Use committee had no objection the request. In addition to the usual conditions recommended by staff, the committee voted to support with the following condition:

- The hours of the outdoor seating are consistent with outdoor seating hours allowed for other restaurants along Mount Vernon Avenue such as the Evening Star, Thai Pepper, and Taqueria Poblano.
- The SUP be docketed for a one-year review.

The Executive Board had no objection to the request and voted to support the committee's recommendation.

We request your support for this position and welcome your questions and comments. Please feel free to contact Co-chairs Amy Slack at 703-549-3412 or Sarah Haut at 703-838-9060, and President Bill Hendrickson at 703-549-7365 (days), 703-519-9410 (evenings).

THE DEL RAY CITIZENS ASSOCIATION

DOCKET ITEM
5
5
5-18-02

P.O. BOX 2233

ALEXANDRIA, VIRGINIA 22301

ESTABLISHED 1954

To: Honorable Members of City Council
Eileen Fogarty, Director, Office of Planning and Zoning

From: Amy Slack, Land Use Committee Co-Chair
Sarah Haut, Land Use Committee Co-Chair
Bill Hendrickson, President

Date: May 17, 2002

Subject: SUP#2002-0019, 1905 Mt. Vernon Ave. Consideration of a request for a special use permit for an expansion to Los Amigos Restaurant (Outdoor Seating) and Parking Reduction

At our regular membership meeting on May 13, 2002, the Association voted to support the subject request with the following conditions:

- Outdoor seating hours of operation be limited to 11:30 AM to 9:30 PM ,daily. The area shall be cleared of diners by 9:30 PM and washed down by 10:00 PM.
- That the applicant be required to provide the parking off-site and that a sign which designating its location be posted at the entrance to the restaurant.
- All tables, chairs and planters are to be stored to the rear of the site to provide clear vehicular access.
- No amplified music shall be allowed outdoors.

We request your support for this position and welcome your questions and comments. Please feel free to contact Co-chairs Amy Slack at 703-549-3412 or Sarah Haut at 703-838-9060, and President Bill Hendrickson at 703-549-7365 (days), 703-519-9410 (evenings).

VP APPLICATION for SPECIAL USE PERMIT # 2002-0019

[must use black ink or type]

PROPERTY LOCATION: 1905 Mt. Vernon Ave. Alexandria, VA. 22301

TAX MAP REFERENCE: 34.04-10-25 ZONE: CL

APPLICANT Name: GUSTAVO EROSTEGUI

Address: 4015 DAKOTA CT. Alex. VA. 22312

PROPERTY OWNER Name: THEODORE DODD

Address: 2803 CAMELON MILLS Rd.

PROPOSED USE: OUT DOOR RESTAURANT SEATING

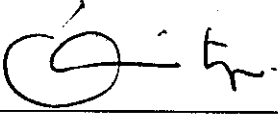
Expansion to an existing restaurant - add outdoor seating. (LOS AMIGOS RESTAURANT)

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301(B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Planning Commission or City Council in the course of public hearings on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Gustavo EROSTEGUI
Print Name of Applicant or Agent


Signature

4015 DAKOTA CT.
Mailing/Street Address

703 549-7008
Telephone # Fax #

Alex. VA. 22312
City and State Zip Code

Feb. 8. 2002
Date

===== DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY =====

Application Received: _____ Date & Fee Paid: _____ \$ _____

ACTION - PLANNING COMMISSION: 5-7-02 Recommend Approval 7-0

ACTION - CITY COUNCIL: 5/18/02PH--See attached. (SEPARATE MOTION)

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

ACTION CONSENT CALENDAR (continued)

Planning Commission (continued)

4. SPECIAL USE PERMIT #2002-0018
682 N ST ASAPH ST
SAUL CENTER
SIZZLING EXPRESS RESTAURANT
Public Hearing and Consideration of a request for a special use permit for additional outdoor seating for a restaurant; zoned CRMU-X/Commercial Residential Mixed Use. Applicant: Sizzling Express VII, by Kyng Ai Kim.

COMMISSION ACTION:: Recommend Approval 7-0

5. SPECIAL USE PERMIT #2002-0019
1905 MT VERNON AV
LOS AMIGOS RESTAURANT
Public Hearing and Consideration of a request for a special use permit to add outdoor seating for a restaurant and for a parking reduction; zoned CL/Commercial Low. Applicant: Gustavo Erostequi.

COMMISSION ACTION: Recommend Approval 7-0

6. SPECIAL USE PERMIT #2002-0043
2018 MT VERNON AV
THAI PEPPERS RESTAURANT
Public Hearing and Consideration of a special use permit review and request to extend the hours of operation for a restaurant; zoned CL/Commercial Low. Applicant: Savitri Sakulsom.

COMMISSION ACTION: Recommend Approval 7-0

END OF ACTION CONSENT CALENDAR

City Council approved docket item no. 4 under the Action Consent Calendar as presented, noted the deferral of docket item nos. 22 and 23 under the Deferral/Withdrawal Consent Calendar, and considered docket item nos. 3, 5 and 6 under separate motions. The action of City Council follows:

3. City Council approved the Planning Commission recommendation, and added a new condition #22 to read as follows: "22. The Applicant shall provide free parking for patrons in the parking garage accessed from North St. Asaph Street." (Separate Motion) Note: Council considered this item at the end of the docket.

4. City Council approved the Planning Commission recommendation.

5. City Council approved the Planning Commission recommendation, and amended condition #18 to have the parking language for employees consistent with all of our other sups which reads as follows: "18. That employees who drive to work are required to use off-street parking." (Separate Motion)